

PLANNING AND ZONING COMMISSION
Monday, August 11, 2008 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Mr. Vasko and Mr. Wynkoop. Mr. Wynkoop made a motion to excuse Ms. Solomon. Mr. Vasko seconded the motion. The motion passed unanimously.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the July 14, 2008 Planning and Zoning Commission meeting. Mr. Knowlton seconded the motion. The motion passed 5 – 0 – 1 with Mr. Graber abstaining.

Public Comment

Jeffery Bond, 146-C Washington Street, stated that he sees Canal Winchester development going in a direction he doesn't like.

Administration of Public Oath

Mr. Christensen administered the public oath.

Item 1. Site Development Plan Application #PDP-08-01

Property Owner Shimangshi1 LLC and Applicant KCDG, for property located on the southeast corner of Diley and Busey Roads are requesting Preliminary Development Plan approval for a 37.5 acre commercial development. Allan Neimayer, Planning and Zoning Administrator gave the staff report. Shree Kulkarni of KCDG and Andrew Gardner of Bird and Bull, civil engineer for the Applicant, were present to answer questions from the Commission.

Mr. Shree Kulkarni stated that his goal tonight is to get something to market to potential tenants. He would like to get rid of the right-in / right-out by Parcel A. His engineers are still looking at it. They are asking for the larger signage since they are located further north than Meijers from the Route 33 Diley Road interchange and would like the visibility.

Mr. Vasko asked if what was on the luminar schedule was correct, that the light poles are 23 feet. Mr. Gardner stated yes they are 23 feet from the ground, and with the foundation they are a total height of 25 feet. He stated he thought this would match the lightning at Meijer. Mr. Wynkoop asked how tall the lights are at Meijer's. Mr. Neimayer said that he would check into that.

Mr. Vasko stated his concerns about the lack of green space. Mr. Samir Kulkarni said that these are just proposed footprint envelopes. The actual footprint of the building, including landscaping, will be decided at a later time when the tenants are put in place. Mr. Vasko asked if the tenants would know when they come in that the Commission will require more green space. Mr. Samir

Kulkarni asked what types of things they would like to see. Mr. Vasko answered that he wants to be flexible enough so they can get the tenants they want. But there may be more green space and landscaping maybe needed. Mr. Wynkoop asked if they would stagger the landscaping blocks in the parking lot in front of Parcel A. Mr. Shree Kulkarni stated that as long as they do not lose any parking he has no problem with staggering the landscaping blocks.

Mr. Samir Kulkarni arrived at the meeting. Mr. Christensen did an additional swearing in for new arrivals.

Mr. Vasko wanted to make them aware that there is a possibility that the property to the east of this project may have some zoning changes. Shree and Samir Kulkarni stated that they had heard rumors, but no facts. And, they did not think it would affect their project.

Mr. Knowlton asked about truck traffic. Mr. Shree Kulkarni said that the layout will work for truck traffic, although it is not ideal.

Mr. Neimayer clarified that when this goes to the Village engineer all that (engineering details) will be looked at.

The Commission then went into a discussion about the build to lines and what code would allow.

Mr. Christensen stated that he does not like the idea of a forty foot sign. It is larger than most buildings in town. Mr. Shree Kulkarni stated that they are trying to get the visibility they want for their tenants. Mr. Graber told him that he is not going to get the visibility you want from the interchange. Mr. Shree Kulkarni said that signage is very important as a selling tool to get the desired tenants to the location. Dr. Konold stated that Canal Winchester does not have Pylon signs. Mr. Shree Kulkarni asked what an appropriate size sign would be. Mr. Graber said to start with what the code allows, if they want it a little larger to match Meijer's sign, he could see doing that. But he will not compromise the community. He also said that he thought Diley Road will be a huge traffic road, regardless of what goes in their development. The village is trying to set the standards for the area.

Mr. Graber asked what needs to be done today to give the PDP approval. Mr. Neimayer said that the setbacks need to be indicated, A-E end users will be by code with the option of applying for a variance and the light fixtures still need to be addressed.

Mr. Wynkoop said he thought they were modeling the Meijer's development with the lighting. Mr. Vasko stated he is okay with using the Meijer development as a model, if the lights are taller then it will be a problem.

The Commission had a discussion about the building line setbacks along Greengate Boulevard being 35 feet instead of 50 feet and what was to code.

Mr. Graber made a motion to approve application #PDP-08-01 as presented with Staff recommendations and with additional recommendations of:

1. The boulevard east of the Diley Road/Howe Industrial Parkway intersection shall be named "Greengate Blvd."
2. The parking lot area in front of Parcel B shall incorporate tree islands as illustrated on Attachment A to include shade trees.

3. The current property owner or its successors and assigns of Parcel A agrees to landscape the southeast corner of the parcel when the abutting street (the extension of Dove Parkway) is further extended as may be directed by the Planning and Zoning Commission.
4. The current property owner its successors and assigns agrees to install landscaping on residential properties on the north side of Busey Road. This commitment needs to be documented in the development text. An appropriate legal document identifying this landscaping and associated maintenance responsibilities shall be recorded at the Fairfield County Recorder's Office. The developer's landscape architect shall work with village and township staff in preparing this plan.
5. The preliminary development plan shall clearly identify multi-use paths along Diley and Busey roads and along Greengate Blvd.
6. Pedestrian crosswalks for all out parcels shall be concrete stamped crosswalks.
7. The end-user of each out parcel shall submit a photometric map for their specific project. All out parcels shall follow the same lighting pattern established in the preliminary development plan approval.
8. The northwest and southwest corner sign feature shall only identify the development's name – "Winchester Circle". These two signs shall be curvilinear as illustrated on Page 19 of the March 10, 2008 plan set.
9. The end-user of each out parcel shall file a final development plan in accordance with Chapter 1173. This final development plan shall be reviewed by the Planning and Zoning Commission with final approval by Village Council as stipulated in the Pifer Zoning Ordinance (#52-01). The development standards of the Pifer Zoning Text dated September 17, 2001 remain in effect and, except where modified in the Winchester Circle text, are hereby incorporated with this preliminary development approval by reference.
10. Staggering the tree islands in front of parcel A.
11. Making a note that the right-in / right-out access to and from Greengate Blvd. in front of Parcel B is subject to further review by Village traffic engineer.
12. Size of the initially proposed general sign package that has been presented thus far will need to be revised, made smaller, prior to final approval.
13. Setbacks along Greengate Blvd. will be set at minimum 35 feet subject to final approval of each individual parcel.
14. The lightning package indicated will be patterned after that approved for the Meijer Development.

Dr. Konold seconded the motion. The motion passed unanimously.

Item 2. Site Development Plan Application #SDP-08-05

Property Owner, Greenfield Development Company, and the Applicant, John Stiles of the Design Group, are requesting an approval of the Site Development Plan for the Phase 1 development of the Mount Carmel Health System and Fairfield Medical Center joint medical campus. Mr. Neimayer gave the staff report. Mr. Stiles, Brett Justice of Mount Carmel, Paul Ghidotti of Daimler, and Craig Nicks of EMH&T were all present to answer questions from the Commission.

Dr. Konold stated he is an employee of Mount Carmel Health Systems and has a conflict of interest so he will not be voting on this application.

Regarding the joint identification signs, Mr. Vasko asked what the Commission is being asked to approve tonight. Mr. Neimayer stated the Applicant is requesting approval for two signs one at the Diley Road north entrance and one at the Eichhorn Street. Mr. Knowlton asked if they would say the same thing. Mr. Neimayer said the joint identification signs will be the same style.

Mr. Stiles explained the design idea of the project to the Commission members and stated that he would briefly go through each item noted on the staff recommendations and discuss these items.

He first addressed the two joint identification signs. Mr. Stiles said that it is important to have two signs, one at each entrance, so that people in an emergency are able to find the facility. He also stated that he was not looking for approval on the design of the signs just the location and size.

Next, Mr. Stiles reviewed the lighting questions. He reviewed the lights that they would like to use and explained the redesign on the parking lot. Using less pole lights at a little taller height and by not placing them in the tree islands it would cause fewer problems down the road when these trees mature fully. The parking lot lots are twenty five feet and the pedestrian lights are sixteen feet in height.

Mr. Stiles explained how they came up with their total number of parking spaces.

Mr. Nicks explained why they did not want to use the extruded curbs on this site. He believes an eighteen inch full depth curb is a better product.

Mr. Stiles went through the changes to the Medical Office Building elevations. Mr. Wynkoop asked if the canopies at the entrance to the buildings are attached to the buildings. Mr. Stiles stated that per code they cannot be connected. Mr. Wynkoop commented that although it is still a large box, they did make the building look better.

Dr. Konold commented as a member of the public and said he would like to see two directional signs to the site. In an emergency, two is better.

Mr. Knowlton asked if the parking lot lights are single or double lights. Mr. Stiles said that seven of them are double lights and two are single lights. Mr. Knowlton also commented that he likes that the lights are out of the trees. Mr. Vasko stated that he likes to see the lights in the islands, but this works on this site. Mr. Graber asked about the height of the lights. Mr. Vasko replied that if we are allowing a taller height across the street at Meijer's and once the trees grow on this site it will diminish the difference in the height. Mr. Vasko stated that he believes the designer has come up with a good compromise.

Mr. Vasko asked about the ten spaces on the northwest side of the building, if they can be shown as temporary. Mr. Stiles is okay with that.

Mr. Wynkoop made a motion to approve application #SDP-08-05 with staff recommendations and the following:

1. Revised landscaping plan and Stream Corridor Protection Zone boundary have been reviewed by Dick Miller and Matt Peoples respectively.
2. Acceptance by the Violet Township Fire Department the use of grass pavers for access behind the Medical Office Building.

3. Conceptual approval is granted for a possible drive thru at the Medical Office Building for a pharmacy only. Location design and layout details shall be submitted for review and approval by the Planning and Zoning Commission and the Technical Review Group.
4. The physician's parking lot located northwest of the hospital building shall be designated as temporary. Justification for this physician's parking lot shall be required for Phase 2 and for each additional phase thereafter.

Mr. Vasko seconded the motion the motion passed 5 – 0 – 1 with Dr. Konold abstaining.

Old Business – None.

New Business

1. Manifold & Phalor project – Mr. Neimayer introduced the Manifold & Phalor project. Doug Emert and Walter Beatty were present representing Manifold & Phalor.

Chris Strayer, Development Director, explained that he has been working with them to find a location within the Foreign Trade Zone (FTZ). And also the importance of getting the project started as soon as possible. Mr. Strayer said that the FTZ runs out in January of 2009, so we are trying to beat the cutoff. Manifold & Phalor will be going in front of the CWICC next week to get their recommendation.

Mr. Emert explained the design theory behind the building. The gables are on the ends so they can continue to add on to the building and keep extending the crane inside the building with its expansion. He said they are more concerned with the setbacks to see how much acreage they will need to allow for the building. Currently South Central Power has a sixty-six foot build line from the centerline of the road. He would like to use this same setback instead of the one hundred feet shown in the code.

Mr. Knowlton asked how many employees they will expect to have. Mr. Emert said initially it will be approximately thirty.

Mr. Vasko started a discussion about the elevations and that something was needed on the side walls to break up the elevation.

Mr. Strayer and Mr. Neimayer explained the variance process to Mr. Emert.

2. Rockford's Canal Crossing Apartments. Mr. Neimayer reviewed the previous approval for the project with the Commission. Bob Yoakham and Don Wick were present from Rockford Homes to discuss this project.

The Commission discussed traffic on Groveport Road and how it may be affected.

Mr. Knowlton noted that he did not believe there were enough dumpsters on the site. There only appears to be four. Mr. Yoakham said that some of them were double dumpsters.

Mr. Neimayer asked Mr. Hollins the procedure was since this was originally approved as apartments then changed to condominiums and now back to apartments. Mr. Hollins stated that this would be a Final Site Plan Approval.

Planning and Zoning Administrator's Report

1. Mr. Neimayer reminded the commission about the open house invitation they received from Faith Educare II.
2. Mr. Neimayer reminded the Commission about the joint meeting with Landmarks Commission on August 25, 2008 following Landmarks regular meeting, which begins at 7:00 p.m.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Ms. Solomon seconded the motion. The motion passed unanimously.

Time Out: 10:28 p.m.

Date _____

Bill Christensen, Chairman

Jim Wynkoop, Vice-Chairman